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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 9:52 AM  
**To:** Macalister Electorate Office  
**Cc:** Community Support and Services Committee; Minister for Communities and Housing  
**Subject:** To Community Support and Services Committee (CC my local MP): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Melissa McMahon MP,

Dear the Community Support and Services Committee, cc my local MP -

I'd like to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I'd also like to take this opportunity to share something with you: a snapshot of what it's like to rent in Queensland.

I was homeless for 10 mths, handed my daughter's youngest daughter to her father and my eldest chose to stay with me. We lost our jobs and home and our mental health declined rapidly.

We finally gained a rental 10 mths later however our 1st night in our new home my daughter's bedroom was not liveable due to saturated carpets. We soon found out why when we had a 10 min downpour and water came flooding through the roof down her bedroom wall. We also had water coming in from other rooms I wasn't aware of as we were busy trying to save her belongings with tarps and buckets. I called the SES and he said there's an issue with the valley in the roof.

We now have a major problem with mould throughout the house and it's making us sick. Including our beloved dog. Our real estate organised professionals to come in and assess the damage from the roof (possible broken tiles) yet no one has fixed the actual problem. A mould specialist said my daughter's bedroom is uninhabitable and she must not sleep in there. It's a 2 bedroom flat and she has nowhere else to sleep and unfortunately still sleeping in there.

The manhole has been glued shut so no one can actually see how much damage is in the roof. I suspect it's dangerous levels of toxins from mould. The house needs mould remediation yet no one plans to fix it. The owner obviously doesn't want to fix it.

We have 2 choices:

- 1- we become homeless again
- 2- we stay in this health hazard

Both my daughter and I are suicidal due to this and beyond our wits end dealing with this drama. What do we do in this current situation?

I also have many pictures and videos of the rain coming through the roof and the different types of mould under the carpet and other areas of the house. Black mould, toxic to all of us living here. We have both been sick and my daughter coping the brunt of it being worst in her bedroom. We also have been to our GP regarding this health hazard.

Please help us.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve my situation as one of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards my experience as a renter.

While I'm pleased that the Housing Legislation Amendment Bill includes positive provisions for renters experiencing domestic and family violence, it contains little other reforms of substance for renters.

I urge the Queensland Government to take this opportunity to amend this bill and to implement real rental reforms that will make renting in Queensland affordable, secure and fair.

It's crucial that rental reforms in Queensland include:

- A genuine end to 'no grounds' evictions – providing tenants with long-term security in their homes without the risk of an unfair eviction at the end of their lease
- Allowing tenants to make minor modifications, like hanging picture frames or installing furniture safety anchors
- A real ban on rent bidding – banning agents and property owners from accepting amount above the advertised rent for a property
- Expanding minimum standards to include ventilation, cleanliness and insulation
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI)
- Ensuring prospective tenants have fair and honest information about the property
- Banning inappropriate or discriminatory questions by lessors
- Make it easier for tenants to have pets – by flipping the onus on property owners/agents to demonstrate why it's unreasonable for a tenant to have pet

These provisions are included in the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021. I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

[REDACTED]

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